

**PLANNING COMMISSION  
REGULAR MEETING November 3, 2014**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair  
Robert Pease, Vice-Chair  
Harry Jancis  
Ray Krzykowski  
Robert Urbano, Alternate, Absent  
Robert Clark, Alternate  
Dave Sletner, Alternate

**OTHERS:**

Public: 0  
Wayne Zirolli, Borough Engineer  
Sue Goggin, Secretary

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Dave Sletner a regular voting member. Sue Goggin said a resignation letter was submitted to the Borough Clerk by Bob Urbano.
2. Executive session with Borough Attorney.  
There was no executive session.
3. Review /Approval of the October 6, 2014 Regular Meeting Minutes.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **APPROVE** the October 6, 2014 Regular Meeting Minutes as written.

**4. OLD BUSINESS:**

- A. Commission discussion regarding remaining bond for Pond View Estates Subdivision.

Wayne said the remaining work has been done to his satisfaction. He recommends releasing the remaining bond.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Dave Sletner to release all but 10% of the remaining bond to be held by the Borough for one year.

**5. NEW BUSINESS**

- A. Commission discussion/decision regarding referral from the Zoning Commission for a special permit to renovate and office to an apartment at 174 Meadow Street, Applicant: 174 Meadow Street, LLC

Ken Healy, 837 May Street, applicant for this project, explained that he would like to renovate an office space to an apartment. He said it is currently 3 apartments and an office and they would like to make it 4 apartments. He said they currently have 8 parking spaces, but there is room for 4 more. Sue said they have already gotten wetlands and police

approval. It will be before the fire commission on November 5<sup>th</sup>. Ken Hanks, Naugatuck Fire Chief, said the Fire Marshal saw no issues with the project. There was no further discussion.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission for a special permit to renovate an office to an apartment at 174 Meadow Street.

- B. Commission discussion/decision regarding referral from the Zoning Commission for a special permit for a propane facility at 406 Rubber Avenue, Applicant: Thurston Energy

Carl LeFevre, representing Thurston Energy, explained that they would like to remove 5 oil tanks on the property and install one 30,000 gallon propane tank. Scott Meyers, P.E., L.S., Meyers Associates, showed the location of the existing structures and the proposed. Harry asked who would oversee the removal of the oil tanks from an environmental standpoint. Carl said the tanks have been empty since December 2013 and as they dismantle them, they will have a vac truck on site. Ken Hanks, Fire Chief, said they have developed a fire safety plan. The removal of the oil tanks will be done as a collaborative effort between the DEEP along with the Fire Marshal. Bob Pease asked about fire containment in and around the new tank. Jodie Amaden, engineer with Crown Energy Solutions, said with propane, unlike oil, you do not dike it, so part of the project will be to take down the diking walls. She said it will be secure and it will be fenced. Bob Pease asked if there will be a deluge system around the tank. Jodie said no. They feel that there is ample water at the site as well as close by. The propane is in a liquid form in the tank, but it is released as a vapor. Harry asked how much pressure there will be. Jodie replied 200 psi. She said there will be a 6' high chain link fence around it with barbed wire on the top. They also have on-going training available for the fire department. The people loading and unloading the propane are trained. Tony asked how different it is loading at the facility compared to at a house. Carl said it is the same. Harry asked how much they sell a year. Carl said about 300,000 gallons a year. It was determined that there are fail safes in the valves. Bob Pease asked about a breach in the tank and what would happen if a fire initiated. Ken said there are 3 hydrants very close and the response time would be 3-4 minutes. Jodie explained the safety features. Wayne asked about over-pressure valves. Jodie said they are in the piping and in the tank. There was no further discussion.

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Harry Jancis to send a **POSITIVE REFERRAL** to the Zoning Commission for a special permit for a propane facility at 406 Rubber Avenue.

- C. All new items will require a 2/3 vote.

The commission voted unanimously to add review and approval of the 2015 meeting schedule to the agenda.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Dave Sletner to **APPROVE** the 2015 meeting schedule as presented.

**6. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Bob Pease and seconded by Harry Jancis adjourn the meeting at 6:36 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg